

Public Release – Position Paper 01.2019 – October 2019

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on the impact of delignification of roof tile battens on the structural integrity of a building structure.

Background

There were two key issues that contributed to the release of this Position Paper:

1. That tile battens were being considered in some sectors as a structural element of a building structure.
2. There was a view in some sectors that severe delignification of tile battens should be reported as a Major Structural Defect.

The Associations position is:

1. Tile battens are not a structural element of a building structure
2. Irrespective of the condition of a tile batten, the condition of tile batten will not directly contribute to a major structural defect within the definition contained within AS 4349.1
3. Delignification of a tile batten can render the batten ineffective. Extensive areas of delignification can be a Major Non-Structural Defect on a building and/or a Safety Hazard.

The Association recommends that its Building Inspector Members do not report deterioration of tile battens as a Structural Defect when producing a report in accordance with AS 4349.1

Committee
Inspect WA
October 2019